

MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a. Call to Order – Meeting was called to order by Jeff Gordon at 7:32 p.m. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Joseph Adiletta, Dexter Young, Doug Porter, John Anastasi, Fred Rich, Ken Ebbitt, Dorothy Durst, Syd Blodgett, Gail Dickinson, Delia Fey (ZEO/Town Planner), Laura Cournoyer-Gagne (Recording Secretary)
- c. Absent – Duane Frederick, Travis Sirrine, Dexter Young out of town.

II. DESIGNATION OF ALTERNATES – Doug Porter & Ken Ebbitt

III. NON-RESIDENTIAL ZONING PERMIT

- a. Fern Phaneuf, 152 Rte 171 – Replacement of old shed, 10'x20': D. Fey: Mr. Phaneuf owns the property, and property is non-residential, application is complete. Fern Phaneuf, applicant, needs small shed to store his boat. **MOTION TO APPROVE APPLICATION AS PRESENTED MADE BY J. ADILETTA, SECONDED BY J. ANASTASI. MOTION PASSED UNANIMOUSLY.**
- b. Elizabeth Coletti, 290 Rte 169 – Change of business from clothing consignment to primitive/country/antique furniture retail: D. Fey states that this property has had many businesses over the years, going from one retail business to another. **MOTION TO APPROVE APPLICATION AS PRESENTED MADE BY G. DICKINSON, SECONDED BY J. ADILETTA.** J. Adiletta asks if signage is all set. D. Fey confirms that it is. **MOTION PASSED UNANIMOUSLY.**

MOTION TO MOVE ITEM #7 (ZEO REPORTS) BEFORE ITEM #4 (PUBLIC HEARING) MADE BY J. ANASTASI, SECONDED BY K. EBBITT. MOTION PASSED UNANIMOUSLY.

IV. ZEO REPORTS

- a. Report on Zoning Enforcement –September/October 2015
 - 48 Ojala Rd: Resolved
 - 4 Perrin Rd: Resolved
 - 1374 Rte 171: Resolved
 - 1026 Rte 171: Inspection done on 10/6/15, property cleaned, but dumpster and overflow need to be removed in order for issue to be resolved.
 - 10 Oak Hill Lane: Potential buyers have inquired as to what needs to be done to resolve issues.
 - 619 Rte 198: There's been no response from property owners. Attorney will be filing a lawsuit. J. Adiletta: has attorney begun paperwork? D. Fey: attorney is working on paperwork.
 - 6 Lyon Rd: Property owners received letter and have arranged to get another dumpster at the end of the month. A follow-up inspection is set for mid-October.
 - 87 Barlow Cemetery Rd: Follow-up inspection done on 10/7/15, not much progress but resident is working to get things cleaned up. Defined area was agreed upon to have cleaned up by mid-November inspection. More clean-up will have to be done before issue resolved. Resident has limited means to do all at once. Will work with resident rather than pursue further enforcement action at this time.
 - J. Gordon: Just a follow-up that Board of Selectman to be reminded of fines, as discussed by the PZC, for property owners that don't get permits.

V. PUBLIC HEARING – 7:45 P.M.

- a. #625-07-15, Dean Carlage, Smith Rd – Activity on a Scenic Rd: request to triple chip seal road. Jeff Gordon reminded everyone present of the ground rules for the Public Hearing. Applicant is present, along with guest of PZC, John Navarro, Foreman Woodstock Highway Dept. J. Gordon thanked Mr. Navarro for all his hard work. D. Durst wanted to state that she did receive minutes from previous meeting and listened to the recording.

One new document received: email correspondence from Rebecca Hyde and Delia Fey dated 10/13/15. D. Fey: some photos have also been submitted. Dean Carlage, applicant: A member of the commission was concerned of water run-off if chip seal is used. The road is crowned now and will be crowned when chip sealed. In the decision process, consider effects of climate change on Smith Rd. In the last 3yrs dust and erosion has gotten much worse. Chip seal will stop the erosion, save the brook, and eliminate dust (shows photo of dust). The dust will be worse when the leaves are off the trees. Shows another photo with car covered in dust. Mr. Carlage stated that he has to change air filter more often because of the dust.

Charles Heckler, 260 Smith Rd: grew up at 204 Smith Rd. Mr. Heckler submitted some photos and stated he is not in favor of chip seal. Believes the character of the road will change. He stated that sediment is a simple fix of calcium & water mixture which would take care of the dust problem and states it was done approximately 3 times during the summer when he was young. Chip seal is only a bandage, not a solution. Showing photos of pot holes and blistering in a road that was done with chip seal approximately 4yrs earlier. He questions if it's such a good solution, then why hasn't it been done before now? Chip seal will not last and it will cost the taxpayers more in the long run. He shows another photo with pieces of chip seal broken due to plows and believes there are cost effective ways to fix problems without changing character of road.

Gayle Voorhees, 321 Pulpit Rock Rd: Mrs. Voorhees moved to Woodstock in 2013 and loves the dirt road. She is concerned that if Smith Rd is changed then Pulpit Rock Rd may be next. Being new in town, she sees the beauty that Woodstock has with the dirt roads and believes it should stay the way it is. Amy Ethier, 310 Pulpit Rock Rd: Also agrees that road should stay as dirt road. Mrs. Ethier purposely bought her home on a dirt road for the safety of her children and thinks the road being "dirt" makes it "scenic". If Pulpit Rock Rd were to be chip sealed, it would become a highway, as people already speed along this route. She asks the commission to ask Mrs. Lyman to show picture that was in the most recent issue of Putnam Traveler showing people doing a walk on Pulpit Rock Rd; people use this road for its scenic beauty. J. Gordon states that this will have to be submitted for the record. Orian Newall Belmont, 78 Pulpit Rock Rd: enjoys Pulpit Rock Rd because it's a dirt road, and also believes that if Smith Rd changes, Pulpit may be next, doesn't think stone should be put down. Keep the dirt roads the way they are.

Steve Voorhees, 321 Pulpit Rock Rd, had walked the road earlier today and there is a section of the road that has been paved, and the character of the road has changed dramatically. He knows that this meeting isn't about Pulpit Rock, but may set precedence as to what may be next. Norma Jean Loftus, 104 Pulpit Rock Rd, had read the minutes from last month and has lived there for the past 20yrs. Mrs. Loftus is familiar with the proposal and also familiar with dust, ruts, mud season and anything else that comes with being on a dirt road, but doesn't support paving of any kind. We need to protect what we have and greatly respects the scenic roads ordinance, and this ordinance is a law that protects all scenic roads and asks that all respect that. Leslie Sweetnam, 321 Rocky Hill Rd, has some property on Smith Rd, is sympathetic to those involved, and agrees that what is done on Smith may be done on other roads. Mr. Sweetnam believes that there may be other ways to fix this problem, more consideration to other solutions needs to be given. Chip seal will not solve the problem.

Alexandra Lyman, who lives at corner of 169 and Roxbury Rd for 37yrs, states up until 5yrs ago crushed asphalt was used on the roads. This practice was discontinued in 2011, but started again and this yr. Mrs. Lyman had called Mr. Navarro to come and look at erosion the next day because of the rain. She believes that this is edging toward paving. The road is used mostly by pedestrians not vehicles. Jane Newall, 78 Pulpit Rock Rd, moved to dirt road for the safety of her children and has had to call the state police because of the area that is paved, people are speeding and there is a bus stop on that corner. If chip seal is not approved, she states there are some other alternatives to better maintain the dirt roads. Kit Sears, 7 Child Dome Rd, says that at the top of his road the chip seal is very bad, in 3yrs the town had to chip seal twice. Calcium chloride truck came by and sprayed; dust was gone. People were speeding, asked for a sign to post speed limit. Overall in favor of dirt roads, but believes that if property owners on the road are ok with chip seal, then fine. If not everyone in agreement, then it should stay as a dirt road. Once chip seal is done, there is no going back.

Jean Pillo, Smith Rd, on the topic of tourism: many people go out of their way to walk on Smith Rd and other scenic roads, and speed is an issue on the paved portion of Smith Rd. Gayle Voorhees: asks the commission that since Mr. Navarro is present, that he give his thoughts on the issue. Steve Voorhees, 321 Pulpit Rock Rd: says that his road is dirt and he doesn't have the dust issue that Smith Rd seems to have, and curious as to why. J. Navarro replies that all dirt roads in town receive the same treatment. J. Navarro likes dirt roads, but he is in favor of chip sealing Smith Rd and that his major concern is safety. If an emergency vehicle cannot get through, then that is a problem. Houses have been built on dirt roads, you get oil deliveries, and garbage pickups, and these companies use big trucks. It's these trucks that cause the mud problem. People call with complaints of mud and can we (the town) fix it. To keep everyone safe, emergency trucks need to be able to pass through and get to the homes on the street. It may not be the best fix, but it will be 80% better than what it was. Chip seal doesn't fix everything, but it does give some type of solution for the problem of Smith Rd. We still have over 22 miles of dirt roads in Woodstock.

Orian Newall: chip sealing is much like paving. Speed will increase so that won't make the road safer. Norma-Jean Loftus, 104 Pulpit Rock Rd: safety is a concern, but not a reason for chip sealing. Roads are safe and passible for all seasons. Charles Heckler: understands the ease of maintenance. Gravel was used years ago, and it's not the same as today. Back then the town used a wooden plow. Katie Heckler-Lewis, 30 Country Rd, Eastford: grew up on Smith Rd and has land on Smith Rd and questions the scope of what scenic means. After viewing photos and driving on the roads that have been chip sealed, not in favor of it. Charles Heckler: a speed limit sign should be posted.

Tom Dresp, 105 Smith Rd: has been living on the dirt section for the past 5yrs. He walks his dogs on the road every day and hasn't had any issues with dust. Jean Pillo asks (through the Chair) Mr. Navarro to address the storm water runoff. John Navarro: water will not increase that much more, depending on the severity of weather and thinks that there will be the same amount of runoff.

Dean Carlage: understands the well intentions of those who have spoken. Mr. Carlage has been living on Smith Rd for 30yrs and says there is more traffic than there used to be and chip sealing may cause some pot holes, but doing nothing is not the answer. Calcium chloride is expensive, doesn't last that long, and it kills fish. Chip seal is very different from tarring the road. The tarred section of Smith Rd was also widened before it was tarred. Mr. Carlage says he represents 5 out the 6 people who reside on the dirt section of Smith Rd. It is nice that the well intentioned people voice their opinion, but they don't live on Smith Rd, they just pass through. The application is for Smith Rd only. Mr. Carlage summarizes: chip sealing will eliminate erosion, dust problem and the use of calcium chloride. It will also save money for the town. With the climate change, he thinks all dirt roads will be a major issue sooner rather than later. The dust is a health concern for his neighbor. The north side erosion is an issue for safety liability, as someone could get caught in the ditch. 5 out of 6 people want chip seal, and one of the families has been on Smith Rd since 1915, and you will still have a scenic road. Looking at minutes for Pulpit Rock Rd from last year, there had been 7 meetings and a member said that, in his opinion, there was no more erosion on the side of the road leading to the brook. The milling stopped the erosion into the brook. He hopes that these factors are taken into consideration when making the decision.

Open to Commission for questions and/or comments.

D. Durst states that Mr. Navarro has answered a question but does he have anything else to say, besides responding to that one particular point? John Navarro replies that after listening to everyone who like living on a dirt road, they will put up with the issues that come with that. A few years ago, on a dead end dirt road, the road was impassable, had to get the fire marshal involved and there was an extreme solution. He wouldn't want to go through that again. It only takes one time to have the need of emergency personnel and if they can't get through because of the condition of the road, that's a major problem. Roads are 80% better than they used to be. There are many more people, more traffic and more damage, harder to maintain. Calcium chloride is done at least once a year, could probably do more than that, it is the least expensive process. People say that Vermont, Maine, roads are nice, but they are 50ft wide. Nobody wants to widen the roads because it's very expensive. Dirt roads are a maintenance nightmare. Chip seal is a simple solution and has been suggested due to maintenance and from a safety perspective.

J. Adiletta has concerns about erosion, chip seal is only part of solution. More catch basins, culverts and grading will be required along the edges of the road to direct the water properly. There's concern that chip seal is a short term

solution because of the erosion problem. J. Navarro says erosion will happen if chip seal or dirt, that problem can be dealt with; roads that have been done are much improved and easier to maintain. The expectation of chip seal is 6-7yrs, whereas dirt roads last 4-5yrs, and a cost effective way. J. Adiletta asks that process be explained. J. Navarro explains that the town would have to clean the ditches, grade the road, not widen, and clean the watercourses. A chip seal company comes in and lays out ½" crushed stone and layer of asphalt emulsion. This is done twice and the final layer adds 3/8" stone.

K. Ebbitt asks how long has chip sealing been done and what does resurfacing consist of. J. Navarro replies that chip seal has been around for the last 23+ yrs., using on dirt roads only the last 3yrs. Most towns in CT have done away with dirt roads because of the cost of maintenance. Resurfaces consists of ¼" or 3/8" stone.

G. Dickinson asks what is so unique about Smith Rd that chip seal was recommended. Mr. Navarro replies that it's just a simple solution to fix the problems that they are having. He further states that that the increased population and traffic on the dirt roads makes it harder to maintain. Smith Rd has had issues with mud and that is a safety concern.

J. Gordon asks how long ago the paved portion had been done. J. Navarro says his best guess was the 1970's. J. Gordon asks how long does the calcium chloride treatment last. J. Navarro replies that the calcium chloride lasts approximately 4 months and is done approximately twice a year, normally spring and fall, sometimes early summer.

K. Ebbitt asks if it works and is cost effective, then why stop. J. Navarro answers that Woodstock had 26miles of dirt road, now there's only 22.5miles. Many people don't like calcium chloride, and it costs approx. \$20,000.00 each time it is used.

S. Blodgett adds, for the record, he had reviewed the tape from last meeting, and asks about the mud issue, what is the main cause of this. J. Navarro states that the roads freeze and thaw from top down, so the mud sits on top because the water can't go anywhere, and mud is increased due to increase in large trucks. The town uses ¼" stone to dry up the mud.

MOTION TO CLOSE PUBLIC HEARING MADE BY J. ADILETTA, SECONDED BY J. ANASTASI. F. Rich asks if all paperwork has been provided and seen by commission, copy of photo will be made and given to commission.
MOTION PASSED UNANIMOUSLY.

VI. NEW BUSINESS

a. #627-09-15, Mary Romppainen, Pond Rd – Request to designate portion of road (Kenyonville to Rte 171) as a "Scenic Rd" (total of ¼ mile) J. Gordon reminds commission that this would need to go to public hearing. D. Fey shows photo of the section that is being requested to be made a scenic road. **MOTION TO SCHEDULE PUBLIC HEARING MADE BY J. ADILETTA, SECONDED BY D. PORTER. MOTION PASSED UNANIMOUSLY, PUBLIC HEARING SCHEDULED FOR NOVEMBER 19, 2015 @ 7:45 P.M.**

b. #SP615-08-13M, TJZ Investors (Macky's), 7 Rte 171 – Modification to Special Permit for traffic flow. D. Fey states that the application is complete. J. Gordon reminds the commission that the initial application was approved in Nov/2013. D. Fey summarizes the application, the applicant is coming back to make modification because there's a problem with trucks making the corner. D. Fey shows diagram. Zackery Therrien, applicant, (along with Terry Therrien) proposing a modification to their Special Permit to allow a Change in traffic flow. Design would allow larger tractor trailers (53 feet) to pull in on the east side of the entrance of the property and pull in front of the building to the west and then back down the east side of the building. The red sketch shown is based on a 53 foot trailer and the green sketch is based on a 42 foot trailer. Because the larger trailers need a wider turning pattern, this modification is necessary. This change will remove 3 parallel parking spaces for the turn around. Since most deliveries are made early morning, he doesn't anticipate any problems. The proposal is to not block Rte 171. D. Fey recommends blocking those 3 spaces with orange cones so they don't get used. **MOTION TO APPROVE APPLICATION MADE BY J. ADILETTA, SECONDED BY D. PORTER.** D. Fey states that the mylar will have to be updated. **MOTION PASSED UNANIMOUSLY.**

VII. OLD BUSINESS

a. #605-07-15, Dean Carlage, Smith Rd – Activity on a Scenic Rd: request to triple chip seal road. Gail Dickinson recused from this vote/discussion. F. Rich inquires as to how much time is left to make decision. J. Gordon replies that there's 65 days to make decision from time of closing Public Hearing. D. Durst states that the commission should do more homework on alternative ways to reach solution. J. Anastasi says the decision made will impact all scenic roads and that he didn't hear anything to make Smith Rd unique to other roads. It may be specific to this one road but believes it will impact definition of scenic roads, more complex issue. S. Blodgett says that Smith Rd does seem to have specific problems and asks if more maintenance be done without having to chip seal. Not convinced that chip seal is the solution. D. Porter says that new information cannot be added since the public hearing is closed. D. Durst reminds that other suggestions have been presented during the public hearing. J. Gordon states that there are many parts to this topic and agrees that looking into the research should be done rather than making a quick decision. **MOTION TO CONTINUE DISCUSSION TO NOVEMBER 19TH MADE BY D. PORTER, SECONDED BY F. RICH. MOTION PASSED UNANIMOUSLY.**

VIII. CHAIR'S REPORT

Jeff Gordon thanks everyone for all the hard work and attending meetings and to Delia, Tina and Laura for work behind the scenes.

IX. MINUTES

a. Regular Meeting Minutes of September 17, 2015 **MOTION TO APPROVE MADE BY F. RICH, SECONDED BY D. PORTER.** D. Fey noted a change that Tim Dodge was not at the meeting and it should have been Tom Dresp. **MOTION PASSED, GAIL DICKINSON AND SYD BLODGETT ABSTAINED.**

X. BUDGET REVIEW AND BILLS

- a. Bills: None
- b. Budget Review: Line items submitted

XI. CITIZENS COMMENTS - NONE

XII. CORRESPONDENCE

- a. E-mail about workshops from Delia Fey
- b. Correspondence about Supreme Court decision about signs.

XIII. MINUTES OF OTHER BOARDS AND COMMISSIONS

Rosenfield will schedule town meeting

XIV. OTHER

XV. ADJOURNMENT

MOTION TO ADJOURN MADE BY F. RICH, SECONDED BY G. DICKINSON. MOTION PASSED UNANIMOUSLY @ 9:37 PM.

Respectfully submitted,

Laura Cournoyer-Gagne, Recording Secretary

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.